

## ACTION AGENDA

### **DESIGN REVIEW COMMITTEE Chula Vista, California**

**February 6, 2006  
4:30 p.m.**

**Council Chambers  
Public Services Building  
276 Fourth Avenue, Chula Vista**

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**ROLL CALL:** Alberdi, Bringas, Calvo, Mestler

**ABSENT:** Magallon

**APPROVAL OF MINUTES:** December 19, 2005 and January 23, 2006

**MSC (Alberdi/Calvo) (3-0-1-1) Approve the minutes of December 19, 2005. Motion carried with Member Mestler abstaining and Member Magallon absent.**

**MSC (Bringas/Calvo) (4-0-1-0) Approve the minutes of January 23, 2006. Motion carried with Member Magallon absent.**

#### **ORAL COMMUNICATIONS:**

#### **PUBLIC HEARING:**

1. DRC-04-53 Catholic Diocese of San Diego- St. Pius X  
1120 Cuyamaca Avenue  
Chula Vista, CA 91911  
Design Review Permit to allow for the expansion and renovation of the existing St. Pius X church facilities, to include the construction of a new 12,000 sq. ft. parish hall, and renovation of the parish offices and school.

Project Manager: Gerald Moorer, Planner with RBF Consulting

**Action: (Alberdi/Calvo) (4-0-0-1) Approve as presented with the following modifications:**

1. **Condition I.C.: Submit a detailed landscape and irrigation plan and an application for any proposed identification signage for review and approval by the Director of Planning.**
2. **New condition that states: The multi-purpose room on the north and south elevations shall reflect similar architecture to that of the meeting room and eliminate Cuyamaca Avenue articulation.**

2. DRC-05-05

Premier Coastal Development  
307 Orange Avenue  
Chula Vista, CA 91911

The project proposes conversion of 124 existing apartment units to condominium ownership.

**Item is being continued because applicant is still working on revised plans.**

Project Manager: Danielle Putnam, Planner with RBF Consulting

**Action: (Alberdi/Mestler) (4-0-0-1) Continue project to a date uncertain.**

#### **PRELIMINARY REVIEW:**

3. DRC-05-56

Villas Del Mar Development, LLC  
160 N. Del Mar Ave.  
Chula Vista, CA 91910

Third preliminary review of 12-unit planned development.

Project Manager: Jeff Steichen, Associate Planner

**Action: None taken. Overall, the DRC felt the elevations had improved but made the following recommendations:**

1. Member Brings felt a more contemporary type of architecture with some Spanish elements should be considered.
2. Member Calvo thought more articulation was needed on the north elevations of lots 6, 7, and 10, and on the south elevation of lot 11.
3. The overall design should be consistent. Try and simplify and not have so many styles of architecture intermingled.
4. For the 3 story homes consider changing the style of the roof in order to reduce the height of the building.
5. On lot 7 too much emphasis is placed on the garage. Eliminate the columns that project past the trellis have stucco above bring down the parapet and design a nice coping to it.
6. Front elevation on Lot 1 looks more like a side elevation. Revise the design so that it has more front elevation characteristics.

7. In the elevations that have shutters try to keep the shutters where you have less windows. Be consistent in the elevations.
8. Keep the arch openings on building façade consistent. Don't mix with a square opening.
9. Side elevations that show flat walls and windows should have more projection and massing to break up elevation.

4. DRC-05-051 & PSP-050-09

McMillin Commercial, Inc.

The Shops at San Miguel Ranch

The project site is located on a 14.3-acre lot located at the southwest corner of Mt. Miguel Road and the Proctor Valley Road/East H Street intersection, in the San Miguel Ranch Planned Community, Chula Vista.

The applicant request preliminary review of proposed architectural changes to the anchor tenant, the Albertson's Grocery Store.

Project Manager: Richard Zumwalt, Associate Planner

**Action: None taken. The Committee liked the newly revised elevation showing the blend of some modern architectural elements with the originally approved Andalusian theme. They suggested:**

1. A finial or wrought iron element is added to ends of the awnings to give it more of a Mediterranean character.
2. The decorative element on the archways, on the north side elevations, that were presented in original plan and approved by the DRC should be carried over to the new design.

**ADJOURNMENT:**

At 5:47 p.m. to a special meeting on Monday, February 27, 2006 at 4:30 p.m. in Conference Room C-101.